

## **WARREN COUNTY BOARD OF SUPERVISORS**

**COMMITTEE: ECONOMIC DEVELOPMENT**

**DATE: August 22, 2006**

**Committee Members Present:**

Supervisors Barody  
Stec  
F. Thomas  
Kenny

**Committee Members Absent:**

Supervisors Monroe  
Mason  
Champagne

**Others Present:**

Representing Economic Development Corporation,  
Warren County:  
Leonard Fosbrook, President  
Peter Wohl, Director, Adirondack Regional  
Business Incubator  
John Wheatley, Project Manager, Queensbury  
Industrial Park  
William H. Thomas, Chairman  
Joan Parsons, Commissioner of Administrative &  
Fiscal Services  
Joan Sady, Clerk of the Board  
Supervisor Tessier  
Mayor Robert Blais, Village of Lake George  
Patricia A. Tatich, Director, Local Development  
Corporation  
Debra L. Schreiber, Legislative Office Specialist

---

Mr. Barody called the meeting to order at 1:35 a.m. Mr. W. Thomas provided a quorum of the committee.

Motion was made by Mr. Kenny, seconded by Mr. F. Thomas, and carried unanimously to approve the minutes of the June 27, 2006 meeting, subject to correction by the Clerk.

Mr. Fosbrook distributed copies of his agenda packet to members of the committee, a copy of which is on file with the minutes.

Commencing with Item I of the agenda, Mr. Fosbrook apprised the committee there had been discussions relative to consolidating the Warren County Local Development Corporation (LDC) with the Hudson River Local Development Corporation (HRLDC). He stated while both agencies were in agreement with the consolidation, the assignment of grants and other details needed to be worked out. Mr. W. Thomas added there were discussions with the local planning departments but it was moving forward.

Ms. Patricia Tatich, Director of Local Development Corporation, entered the meeting at 1:40 p.m.

Ms. Tatich reported the "super" LDC had met several times and they were inclined to merge the Economic Development Corporation (EDC) with the Local Development Corporation (LDC) and try to maintain the current programs with a minimal change in operations. She indicated the staff of the EDC and the Warren County Planning Department, via contract, would provide services so the planning department would continue to be responsible for the capital projects and programs awarded on behalf of the County or community. While significant progress had been made, she said she was confident some middle ground could be achieved.

Turning to Item II of the agenda, Mr. Fosbrook announced the Economic Development Corporation budget (A.6420) for the past four years had been set at \$300,000; however, due to some changes including the possibility of an additional staff person, he requested the EDC budget be increased to \$375,000 for 2007. In response to Mr. Barody's inquiry relative to the details of the EDC budget, Mr. Fosbrook responded as part of their contract, a detailed budget must be provided each year. He further stated the Economic Development Corporation operated pursuant to an annual contract with Warren County and they determined the correct expenditures on an on-going basis. Mr. Kenny stated it was his understanding Mr. Fosbrook wished to increase the EDC budget by \$75,000 for personnel, accounting, overhead and office equipment expenses.

Mr. Stec entered the meeting at 1:45 p.m.

Mr. Fosbrook commented the Empire Zone budget (A.6421) was \$45,000 and they were not requesting any increase in funding for 2007.

Proceeding on to the Local Development Corporation (LDC) budget, Mr. Fosbrook stated this was the entity that funded the capital projects. He stated they were currently providing the Attorney General's Office with title to the property so the A.G. could write the contract with the National Guard. Thereafter, he stated, it would be passed on to Washington, D.C. to determine their federal budget for building the National Guard facility. Mr. Fosbrook said they submitted a pre-application EDA grant in the amount of \$528,000 with a 50% matching grant and they expected to receive a reply by October. He stated his department had completed all the requirements for shovel ready certification and applied for a \$75,000 National Grid grant. Mr. Fosbrook related the total cost of the QIP (Queensbury Industrial Park) project was \$1,120,000, their available funding was \$903,000 thereby leaving a \$216,000 shortfall. He said the shortfall was a match against the EDA grant and he requested that be part of the LDC budget.

Discussion ensued relative to the new "Restore New York" grant and Mr. Stec queried whether the shortfall at the Queensbury Industrial Park would qualify. Mr. Fosbrook commented he did not believe this project met the qualifications but anticipated utilizing those funds on a different project within the County. Mr. Barody related these grants pertained to the restoration of buildings. In conversations with Jamie White, Business Coordinator, Ms. Tatich indicated the defining element was "economically distressed," which meant a poverty rate of at least 20% and an unemployment rate of at least 1.25% times the New York State unemployment rate for the year. Therefore, she said the question was how broad the distressed factor could be taken and who were their competitors. Ms. Tatich related they had been advised the State would support geographic distribution, focus on quality communities, brownfields and communities associated with floods and blend it with the economically distressed. She expressed a concern about applying for more than one award for Warren County.

In addition to the Queensbury Industrial Park, Mr. Fosbrook expounded there were six acres of land in the Empire Zone on the Connector Road which had been zoned light industrial but necessitated some infrastructure. He added there was an additional 93 acre park at the Warren County Airport which would require significant infrastructure requests and the Chester Industrial Park was currently undergoing the approval process. There were approximately 20 acres of County-owned property at the Quaker Ridge Technology Park that was land-locked but should the County construct a road that connected to Queensbury Avenue, he said the County could potentially develop that land as well. Mr. Fosbrook indicated county-wide they were looking for opportunities

to develop projects and partner with the private sector wherever possible to obtain grants. However, he added, to complete the infrastructure in the Queensbury Industrial Park, they were requesting the \$216,000 shortfall as capital funding to the LDC budget.

Regarding the property on the Lake Luzerne Road across from the Transfer Station, Mr. Barody said he noticed signage of Rich Schermerhorn. Mr. Fosbrook related his department made numerous inquiries relative to the purchase of the land but were advised the owners were not interested in selling. Mr. Stec apprised that Rich Schermerhorn received approval for 40 units on that property and he thought construction had already commenced. Upon Mr. Schermerhorn obtaining sewer service for that property, Mr. Fosbrook stated, it would be easier for the County to bring utility services to the Connector Road.

Referring to the Quaker Ridge Technology Park, Mr. Fosbrook explained the owners were aware the County was interested in the property but it was landlocked; thereby making it difficult to sell or develop. He said they had discussions with a developer but would need to establish a plan for the property including a road.

Motion was made by Mr. Stec, seconded by Mr. F. Thomas and carried unanimously approving the following budget requests:

- 1) the 2007 Economic Development Corporation Budget, (A.6420) of \$375,000 in comparison to the 2006 appropriation of \$300,000, an increase of \$75,000;
- 2) the 2007 Empire Zone Budget, (A.6421) of \$45,000, seeking no increase from the 2006 appropriation; and
- 3) the 2007 Hudson River Local Development Corporation Budget (HRLDC) capital request of \$216,700 to cover the anticipated shortfall of the Queensbury Industrial Park project.  
Note: A budget code for this request will be established by the Treasurer's Office;

authorize the Chairman to sign the requests and forward same to the Budget Officer.

Mayor Robert Blais, Village of Lake George, entered the meeting at 2:02 p.m.

Privilege of the floor was extended to Peter Wohl, Director of the Adirondack Regional Business Incubator (ARBI), who reported work had commenced on the design of the facility. He said the architects were currently performing the brownfield work and at the same time they were obtaining measurements. Furthermore, he noted they recently had a design meeting to discuss the needs and desires to be incorporated into the building. While construction was scheduled to commence on September 24, 2006, Mr. Wohl advised that had been delayed until March of 2007; however, the completion deadline was still expected to be September of 2007. He stated the design phase should be completed by the end of 2006 and construction bidding should commence in early 2007.

With respect to the ARBI program, Mr. Wohl indicated significant progress had been made on the various policies, guidelines and service agreements, but they were either in draft stage or awaiting review by the committee. In addition, he stated, they have had conversations with potential incubator tenants but were continuing to seek others. As part of developing affiliates, Mr. Wohl said they would be participating in an international forum in New York City through the NYS

Incubator Association to attract attention to their efforts in Warren County. Mr. Barody added there were a number of international companies that had the desire to incubate their ideas in our country for a variety of reasons and he recommended partnering with the Tourism Department emphasizing the quality of life in Warren County for people who wish to start their business here.

Motion was made by Mr. Stec, seconded by Mr. F. Thomas and carried unanimously approving the 2007 budget request for the Adirondack Regional Business Incubator in the amount \$50,000, authorize the Chairman to sign it and forward same to the Budget Officer.

There being no further business before the Committee, on motion by Mr. Stec and seconded by Mr. F. Thomas, Mr. Barody adjourned the meeting at 2:25 p.m.

Respectfully submitted,

Debra L. Schreiber  
Legislative Office Specialist